



## Bonner, 17/10 Charles Perkins Circuit

TIME TO GET INTO THE MARKET!

ACCESS FOR OPEN HOME VIA MABO BOULEVARD!

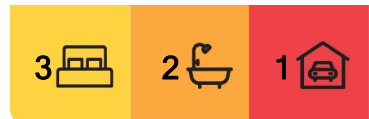
Vacant and ready for its new owners, this three bedroom ensuite townhouse is a great opportunity for young families, first home buyers, investors and down-sizers alike. Situated in a reputable gated complex and only a short walk to shops and schools, it is the perfect blend of style, comfort, and functionality in one of Bonner's most sought-after locations.

Relax in the modern, open plan kitchen, dining, and living area, where sliding doors lead to a neat courtyard. This outdoor space is perfect for enjoying the summer breeze and hosting gatherings. The low-maintenance yard also leads out to a gate providing easy access to bus stops and only a short walk to local shops.

The kitchen boasts stainless steel appliances, gas cook top and electric oven, ample storage, and generous bench space, that could be completed with bench stools for casual



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$665,000+

**View**  
[ljhooker.com.au/34ANGCY](http://ljhooker.com.au/34ANGCY)

**Contact**  
**Carly Clough**  
0419 296 458  
[cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

**Steph Hunt**  
0403 524 615  
[shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

**EER** ★★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

dining. The main bedroom and ensuite are thoughtfully separated from the other two bedrooms, featuring a large window with a private outlook, allowing plenty of natural light. All bedrooms come with large sliding door built-in robes.

The single garage features internal access with an additional parking spot available in the driveway in front of the garage, and there is ample visitor parking within the complex.

The property is conveniently located within walking distance to Bonner parklands, walking tracks, ovals, the local primary school, and the shopping centre. It's also just a short drive to the vibrant Gungahlin Town Centre.

Features at a glance:

- Situated in a meticulously maintained and gated complex
- 3 bedroom ensuite home
- All bedrooms with large built in robes
- Master segregated with large built in robes and ensuite
- Main bathroom with bath tub
- Tiled living and kitchen, carpet in bedrooms
- Large entertainer's kitchen
- Gas cooking and dishwasher
- Solar hot water service
- Ducted gas heating
- Low maintenance courtyard
- Single garage with additional car space
- Great location, close to parkland, Bonner Primary, Burgmann Anglican School, Gungahlin College & Gungahlin Market Place

Complex name: Birchwood Park

Year built: 2011

Land size: 199m<sup>2</sup>

House size: 106m<sup>2</sup> of living + garage + courtyard

Rates: \$610 per quarter approx

Strata: \$540.00 per quarter approx

Rental estimate: \$580 - \$600 per week approx



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	34ANGCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	106 m2
<b>Land Area</b>	199 m2
<b>EER</b>	6
<b>Including</b>	Air Conditioning

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

### Steph Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Gungahlin**  
**(02) 6213 3999**



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by **DIAKRIT**



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.